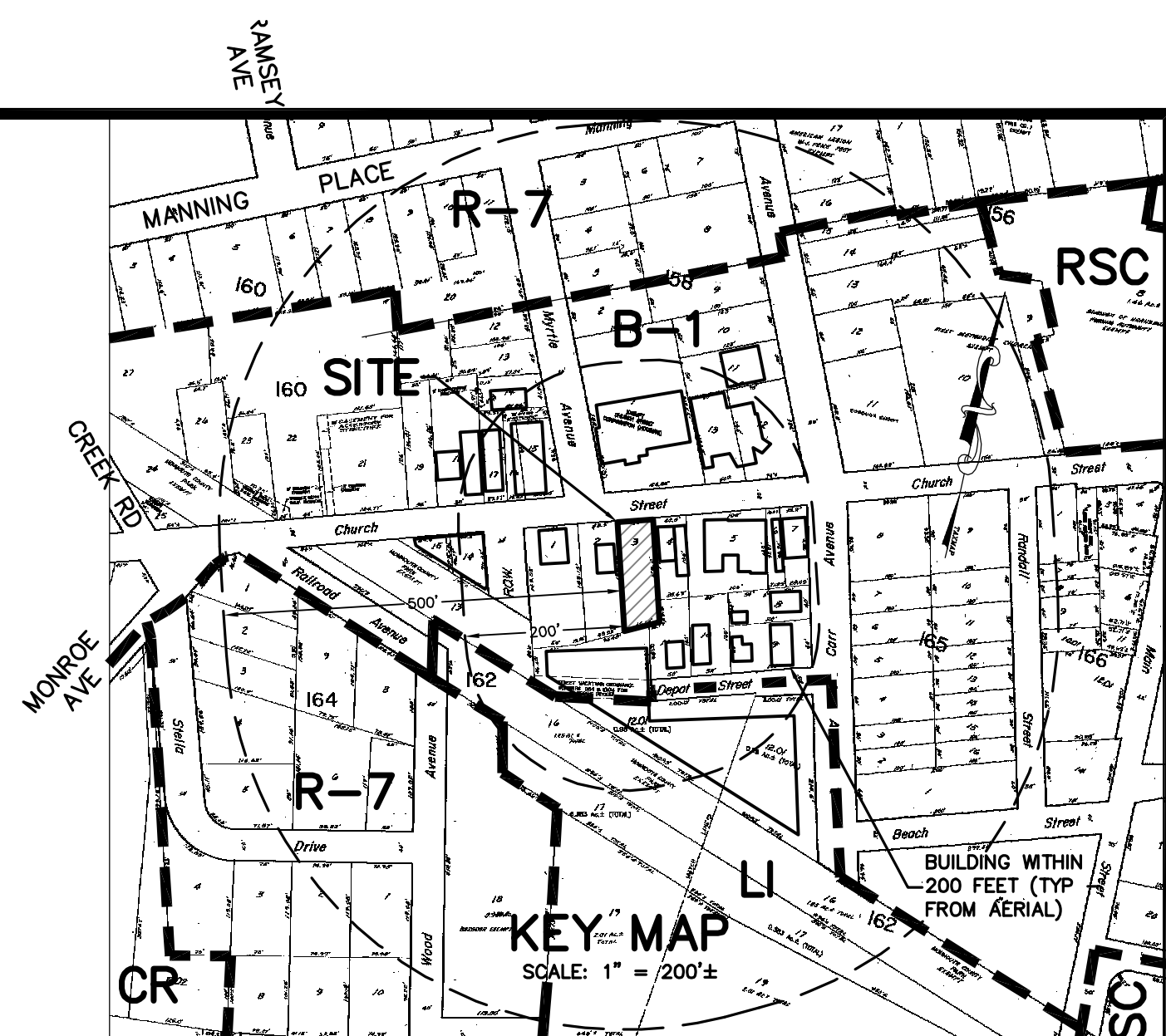
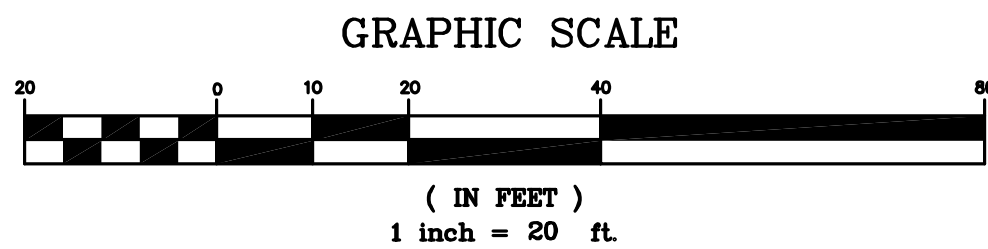
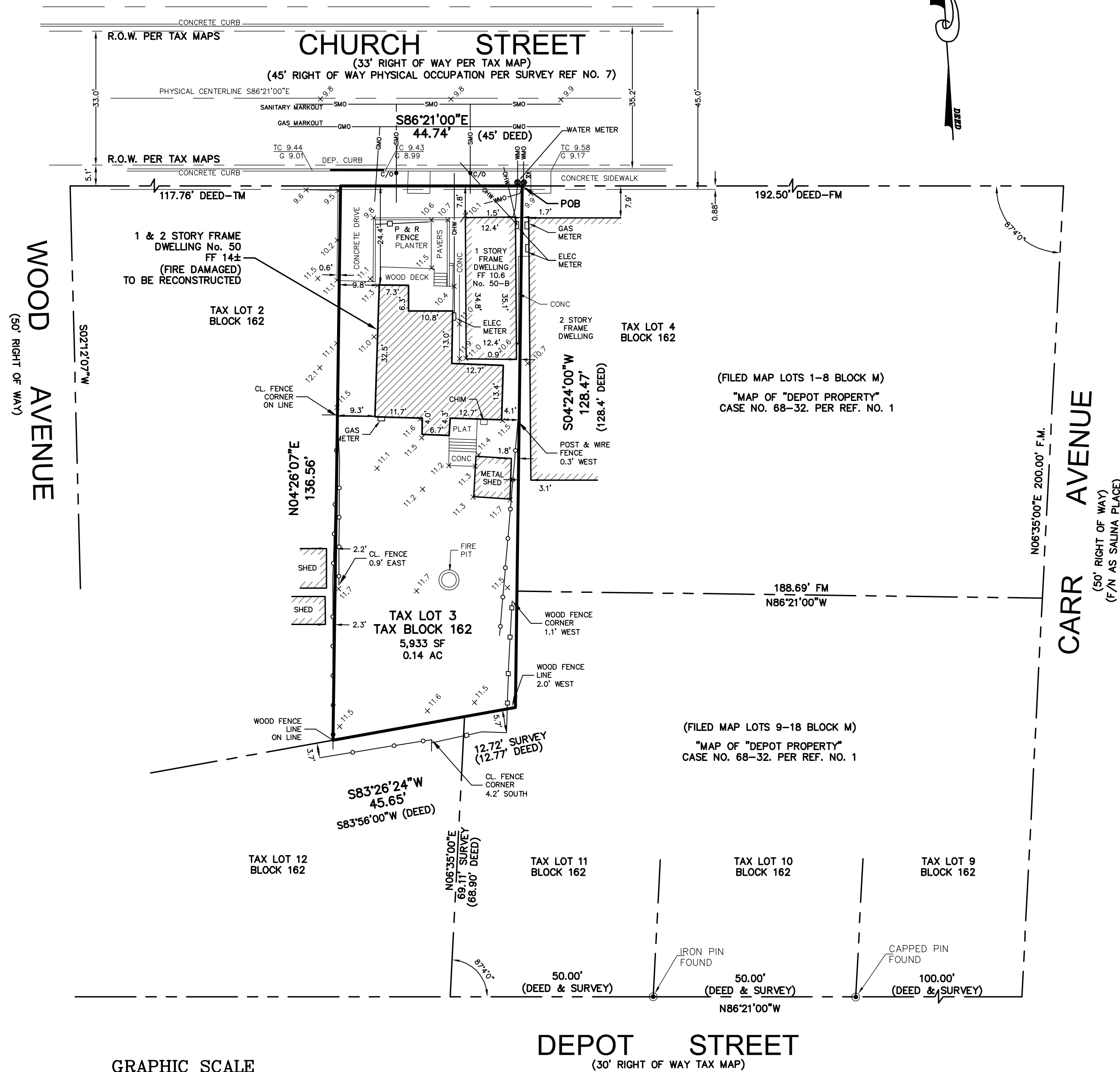


PROPERTY OWNERS WITHIN 200'

| | |
|--|--|
| 1323-162-12 425 CARR LLC 425 CARR AVE KEANSBURG NJ 07734 | 1323-160-17 CHURCH STREET K DELI LLC 61 CHURCH STREET KEANSBURG NJ 07734 |
| 1323-162-13 BORD OF KEANSBURG-VACANT 29 CHURCH STREET KEANSBURG NJ 07734 | 1323-160-18 FLORENZO GARY 67 CHURCH STREET KEANSBURG NJ 07734 |
| 1323-162-14 WILJAC LLC 20 CHURCH ST KEANSBURG NJ 07734 | 1323-162-18 BORD OF KEANSBURG 20 CHURCH ST KEANSBURG NJ 07734 |
| 1323-162-16 COUNTY OF MONMOUTH RECREATION 805 NEWMAN SPRINGS ROAD LINCOLN TOWNSHIP NJ 07738 | 1323-162-19 3 DEPOY ASSOCIATES LLC 60 BAYSIDE PKWY MIDDLETOWN NJ 07748 |
| 1323-162-1 THE THREE LITTLE BEARS LLC PO BOX 351 KEANSBURG NJ 07734 | 1323-160-14 CABRERA RUTH 191 MYRTLE AVE KEANSBURG NJ 07734 |
| 1323-162-4 PALMER BARRY & MARTIN MICHAEL 2008 ALLENWOOD RD WALL NJ 07719 | 1323-162-11 SHOPP MARK 2 DEPOY STREET KEANSBURG NJ 07734 |
| 1323-162-5 FOURWIN REALTY OF NJ CORP 9 TAYLORS MILLS RD #500 MANALAPAN NJ 07726 | 1323-162-2 KEELIN THOMAS J 380 MAIN STREET KEANSBURG NJ 07734 |
| 1323-162-6 PRASAD RADHA K 16 WILSON AVE KEANSBURG NJ 07734 | 1323-162-3 KEELIN THOMAS A & MAUREEN A 380 MAIN STREET KEANSBURG NJ 07734 |
| 1323-162-7 PIJUK LLC 17 BAYSIDE PKWY MIDDLETOWN NJ 07748 | 1323-162-17 HOCKEY CHARLES 347 MAIN ST KEANSBURG NJ 07734 |
| 1323-158-1 CHURCH STREET CORPORATION 25 HANCOCK ST KEANSBURG NJ 07734 | 1323-162-9 DIMECH ROBINNE D 405 CARR AVENUE KEANSBURG NJ 07734 |
| 1323-158-11 BBS 368 CARR LLC 835 FOREST AVE STATEN ISLAND NY 10310 | 1323-162-8 BROWN WILLIAM R & DEBORAH L 405 CARR AVENUE KEANSBURG NJ 07734 |
| 1323-158-12 QURESHI MOHAMMAD Z 34 BEOLE ROAD HAZLET NJ 07730 | |
| 1323-158-13 REINE RONALD & PARDO LOUISE 35 CHURCH STREET KEANSBURG NJ 07734 | |
| 1323-160-15 WCHURCH STREET PROPERTIES LLC 189 MYRTLE AVE KEANSBURG NJ 07734 | |
| 1323-160-16 WCHURCH STREET PROPERTIES LLC 189 MYRTLE AVE KEANSBURG NJ 07734 | |

RECEIVED
OCT 0 6 2022
NELSON ENGINEERING ASSOC., INC.



GENERAL INFORMATION

- PROPERTY IS KNOWN AND DESIGNATED AS TAX BLOCK 162, TAX LOT 3 AS SHOWN ON THE OFFICIAL MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY SHEET NO. 28
- BOUNDARY, TOPOGRAPHY AND EXISTING IMPROVEMENTS ARE TAKEN FROM A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF 50 CHURCH STREET, TAX LOT 3, BLOCK 162, BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" (TAX MAP REFERENCE BOROUGH OF KEANSBURG SHEET No. 28) PREPARED BY NELSON ENGINEERING ASSOCIATES, INC. SIGNED BY ROBERT H. MORRIS NJPLS 30090 DATED 8-22-2022
- OWNER/APPLICANT: VARGAS, ISAI BARRAGAN & ESPINOSA, S
72 WHALE POND ROAD
OAKHURST, NJ 08755
- PROPERTY IS LOCATED IN THE B-1 GENERAL COMMERCIAL ZONE DISTRICT. DETACHED SINGLE FAMILY DWELLINGS MEETING THE REQUIREMENTS OF THE R-5 ZONE DISTRICT, EXCEPT FOR SINGLE FAMILY HOMES LOCATED WITHIN BLOCK 184, LOTS 1 (FORMERLY 1 & 2) AND 3 ARE PERMITTED
- ZONING INFORMATION: R-5 SINGLE FAMILY RESIDENTIAL ZONE DISTRICT (INTERIOR LOT)

| CRITERIA | REQUIRED | EXISTING | PROVIDED |
|-------------------------------------|----------|----------|----------|
| MIN LOT AREA (SF) | 5,000 | 5,933 | 5,933 |
| MIN LOT FRONTAGE (FT) | 150 | 44.7 (1) | 44.7 (1) |
| MIN FRONT YARD (FT) | 25 | 24.4 (1) | 24.4 (1) |
| MIN ONE SIDE YARD (FT) | 7.5 | 0.9 (1) | 0.9 (1) |
| MIN COMBINED SIDE YARDS (FT) | 15 | 10.2 (1) | 10.2 (1) |
| MIN REAR YARD (FT) | 25 | 68.8 | 68.8 |
| MIN CIRCLE DIA (FT) | 35 | 29.7 (1) | 29.7 (1) |
| MAX BUILDING HEIGHT (FT) | 35 | <35 | <35 |
| MAX BUILDING HEIGHT (STORIES) | 2.5 | 2 | 2 |
| MIN GROUND FLOOR AREA (2-STORY, SF) | 600 | 730 | 730 |
| MAX PRINCIPAL BUILDING COVERAGE (%) | 25% | 19.6% | 19.6% |
| MAX LOT COVERAGE (%) | 50% | 29.1% | 29.1% |

(1) VARIANCE REQUIRED, EXISTING CONDITION

6. PER ORDINANCE 22 ATTACHMENT 5 WALKWAYS WHICH ARE ACCESSORY TO A SINGLE FAMILY DWELLING AND CONSTRUCTED ON-GRADE SHALL BE EXCLUDED FROM LOT COVERAGE CALCULATIONS. OPEN PORCHES, PATIOS, TERRACES, AND DECKS SHALL ALSO BE EXCLUDED WHEN THEY DO NOT EXCEED 30% OF THE PRINCIPAL BUILDING'S GROUND FLOOR AREA. ANY AREA IN EXCESS OF 30% SHALL BE INCLUDED AS COVERAGE. THE PRINCIPAL BUILDING'S GROUND FLOOR AREA IS 730 SF AND 30% OF THIS AREA IS 219 SF. THEREFORE SOME ITEMS ARE EXCLUDED. SEE THE LOT COVERAGE CALCULATIONS FOR DETAILS

5. DESCRIPTION OF PROPOSED ACTIVITIES: RE-CONSTRUCT THE FIRE DAMAGED 1 & 2 STORY FRAME DWELLING NO. 50 ON THE SAME FOOTPRINT. THE EXISTING LOT COVERAGES, BUILDING SETBACKS AND FINISHED FLOOR ELEVATION OF 14± ARE TO REMAIN UNCHANGED

6. PROPERTY IS LOCATED IN ZONE X AND ZONE AE ELEV 11 FEET ON FEMA FIRM PANEL 34025C0034F EFFECTIVE DATE 9/25/2009 AND PRELIMINARY FEMA FIRM PANEL 34025C0034G DATED 1/31/2014.

LOT COVERAGE CALCULATIONS (SF)

| EXISTING | |
|---------------------------------------|---------------|
| 1 & 2-STORY FRAME #50 | 730 |
| 1-STORY FRAME #50-B | 432 |
| FRONT CONC DRIVEWAY & SIDEWALK | 478 |
| METAL SHED | 88 |
| FRONT WOOD DECK & STEPS | 135 |
| FRONT PAVEMENT WALK | 62 |
| FRONT CONCRETE WALK | 131 |
| REAR CONC PLATFORM & STEPS | 18 |
| TOTAL EXISTING (MINUS EXCLUDED ITEMS) | 1,728 (29.1%) |

PRINCIPAL BUILDING COVERAGE 1,162 SF (19.6%)

EXCLUDED FROM LOT COVERAGE CALCULATIONS:
WALKWAYS AT GRADE AND OTHER ITEMS THAT ARE LESS THAN 30% (219 SF) OF THE PRINCIPAL BUILDING AREA (346 SF TOTAL EXCLUDED - SEE NOTE 6)

APPROVED BY THE BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

| NO. | REVISION DESCRIPTION | DATE | DRWN | CHKD BY |
|---|----------------------|------------------|------|---------------|
| <p>VARIANCE PLAN 50 CHURCH STREET TAX LOT 3, BLOCK 162 BOROUGH OF KEANSBURG MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF KEANSBURG SHEET No. 28)</p> | | | | |
| <p>Nelson Engineering Associates, Inc.</p> | | | | |
| <p>444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900</p> | | | | |
| <p>SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING</p> | | | | |
| <p>JOHN A BULETZA PE, PP PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE04137400 PROFESSIONAL PLANNER NEW JERSEY LICENSE NO. 33J00616600</p> | | | | |
| SCALE: 1" = 20' | | DRAWN BY: MS | | CHKD. BY: JAB |
| FILE: 220604 | | DATE: 11-10-2022 | | SHEET 1 OF 1 |